

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22429

Property Information

property address: 609 N TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 95, LOT 6-8 (PTS OF), ALL 9-10, 10' OF ALLEY
owner name/address: LIN, CHENG CHENG
1500 NORTH LOOP STE 1
HOUSTON, TX 77009-1216
full business name: vacant
land use category: Vacant type of business: _____
current zoning: C3 occupancy status: vacant
lot area (square feet): 23938 frontage along Texas Avenue (feet): 65
lot depth (feet): 250 to 130 (irr) sq. footage of building: _____
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 0 building height (feet): _____ # of stories: _____
type of buildings (specify): _____
building/site condition: 0
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) N/A
approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 0
lot type: ☐ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no
comments: _____

Outside Storage

☒ yes ☐ no (specify) 2 Sick Horses
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? N/A ☐ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

none existant
Stump leading to ~~sidewalk~~ sidewalk